

# **\$2,150,000 - 434 Euclid Avenue, Pasadena**

MLS® #CV25111145

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## **\$2,150,000**

8 Bedroom, 6.00 Bathroom,  
Residential Income on 0 Acres

N/A, Pasadena,

We are pleased to exclusively offer for sale this 6-unit multifamily investment situated in a prime Pasadena location. The subject property offers an exceptional opportunity for investors seeking long-term stability in one of the region's most sought-after submarkets. Located directly across from Mayfield Junior School and just minutes from Caltech, Pasadena City College, and the vibrant dining and shopping scene of Old Pasadena, the property delivers unmatched convenience and rental demand.

Set on a 9,750 sq. ft. lot with 4,309 rentable sq. ft., the building features a diverse and desirable unit mix, including a rare 1-Bedroom/1-Bath two-story Townhouse, (2) 2-Bedroom/1-Bath units, and (3) 1-Bedroom/1-Bath units. The garden-style entry adds charm and privacy, while tenants benefit from onsite parking and individual utility metering. Significant capital improvements include: copper plumbing, newer roofs, and updated electrical sub-panels, offering investors a turn-key asset with reduced future maintenance.

(For those looking to scale, this property can also be purchased with the adjacent 7-unit multi-family property located at 420 S. Euclid Ave., creating a rare opportunity to own a 13-unit portfolio in one of Pasadena's strongest rental corridors. Development potential may exist as well given the combined



lot sizes.)

Built in 1913

## Essential Information

MLS® #	CV25111145
Price	\$2,150,000
Bedrooms	8
Bathrooms	6.00
Acres	0.22
Year Built	1913
Type	Residential Income
Sub-Type	Apartment
Status	Closed
Listing Agent	Kristopher German
Listing Office	RE/MAX 2000 REALTY

## Community Information

Address	434 Euclid Avenue
Area	647 - Pasadena (SW)
Subdivision	N/A
City	Pasadena
County	Los Angeles
Zip Code	91101

## Amenities

Utilities	Natural Gas Available, Electricity Available, Sewer Available, Water Available
Parking Spaces	6
Parking	Carport
Garages	Carport
View	None
Pool	None

## Exterior

Lot Description	ZeroToOneUnitAcre
Roof	Shingle

## Interior

Cooling	Wall/Window Unit(s)
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Fireplaces	None
# of Stories	2
Stories	Two

### **Additional Information**

Date Listed	May 19th, 2025
Days on Market	14
Zoning	PSR3
Short Sale	N
RE / Bank Owned	N

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